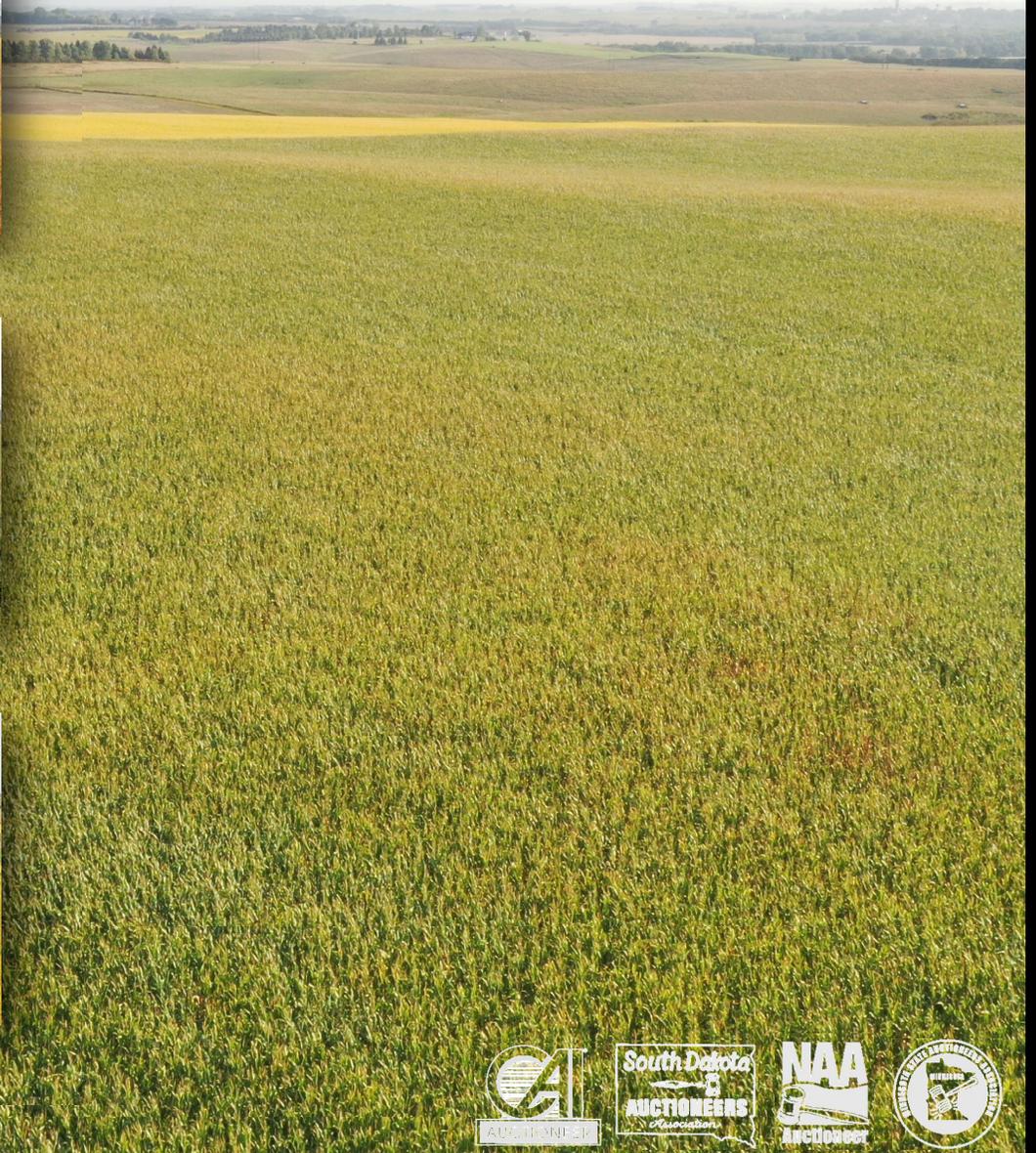


MOODY CO SD | 307.5+/- ACRES

# LAND FOR RENT

SEALED BIDS DUE: FRIDAY, OCTOBER 21ST BY 12PM

PUT YOUR BID IN TODAY!



**ADVANTAGE**  
*Land Co.*

**EXPOSE**  
YOUR DIRT

605.692.2525  
AdvantageLandCo.com

# Crop & Pasture Land for Rent!

SEALED BIDS DUE: FRIDAY OCTOBER 21ST BY 12PM



## Overall Details:

Cropland Acres: 266.31 Acres

Pasture Acres: 41.19 Acres

## Legal:

FARM 1: NE1/4 of Sec 36 in T107N-R49W Moody Co. SD

FSA Cropland Acres: 149.37 +/- Acres

FSA Non Cropland Acres: 0.79 +/- Acres

FARM 2: NW 1/4 of Sec 31 in T107N-R48W Moody Co. SD

Estimated Cropland Acres: 116.94 +/- Acres

## Location:

From Flandreau, west 2 miles on HWY 32, then south on 478th Ave 1 mile. Land is located on both the East and West side of 478th Ave, south side of 231st St.

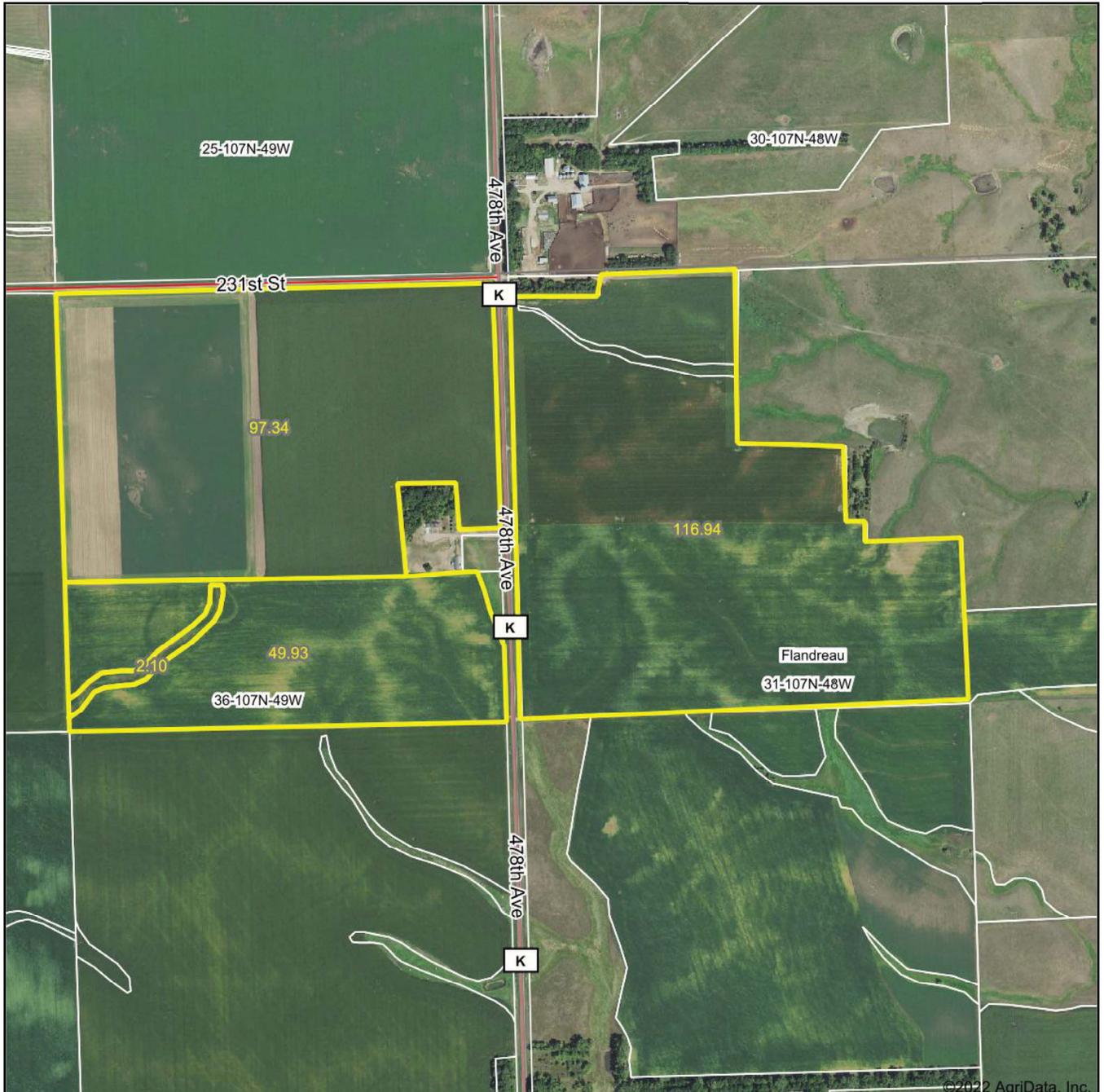
Offering a 2 year lease opportunity for the 2023 and 2024 growing seasons, located just southwest of Flandreau, SD. FSA reports on Farm 1 is at 149.37 total cropland acres with 125.80 base acres, broke out to 63.5 acres corn base with a 170bu PLC Yield, and 62.3 acres soybean base with a 48bu PLC Yield. FSA reports on Farm 2 is at 116.94 total cropland acres with 97.19 base acres, broke out to 49.02 acres corn base with a 177bu PLC Yield, and 48.17 acres soybean base with a 48bu PLC Yield. Tenant possession starting January 1, 2023. Great dirt with a PI rating of 87.3! There will be new fence put up along the boundary with no fence in the spring of 2023. Take *Advantage* of this opportunity and put your bids in today!

\*Acres subject to change based on updated FSA numbers\*

SEALED BIDS DUE: FRIDAY OCTOBER 21ST BY 12PM. Owner has the right to accept or reject any and all bids.

# Crop Aerial Map

## Aerial Map



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**ADVANTAGE**  
*Land Co.*

Maps Provided By:



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Map Center: 44° 1' 55.58, -96° 38' 51.27



**31-107N-48W**  
**Moody County**  
**South Dakota**

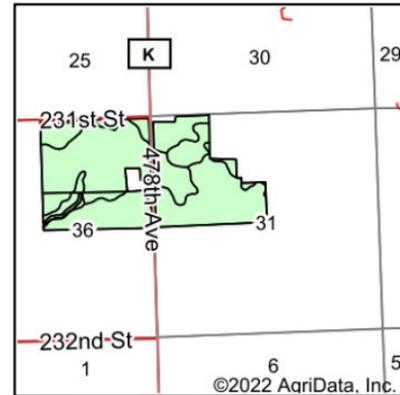
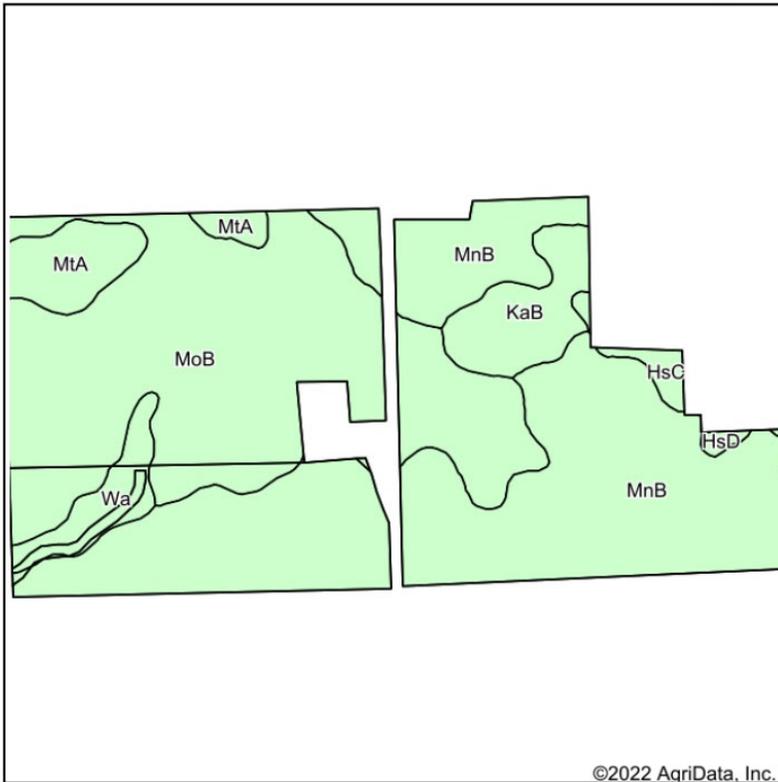


9/9/2022

Field borders provided by Farm Service Agency as of 5/21/2008.

# Cropland Soil Map

## Soils Map



State: **South Dakota**  
 County: **Moody**  
 Location: **31-107N-48W**  
 Township: **Flandreau**  
 Acres: **266.31**  
 Date: **9/9/2022**

**ADVANTAGE**

*Land Co.*

Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: SD101, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
MnB	Moody-Nora complex, 2 to 6 percent slopes	120.97	45.4%	IIe	IIIe	88
MoB	Moody silty clay loam, cool, 2 to 6 percent slopes	106.57	40.0%	IIe		87
KaB	Kranzburg-Brookings silty clay loams, 1 to 6 percent slopes	13.89	5.2%	IIe		87
MtA	Moody-Trent complex, 0 to 2 percent slopes	12.36	4.6%	I	I	95
Wa	Wakonda-Chancellor complex, 0 to 2 percent slopes	8.60	3.2%	IIIs		83
HsC	Houdek-Shindler clay loams, 5 to 9 percent slopes	2.89	1.1%	IIIe		63
HsD	Houdek-Shindler clay loams, 6 to 25 percent slopes	1.03	0.4%	IVe		41
<b>Weighted Average</b>				<b>1.97</b>	<b>*-</b>	<b>87.3</b>

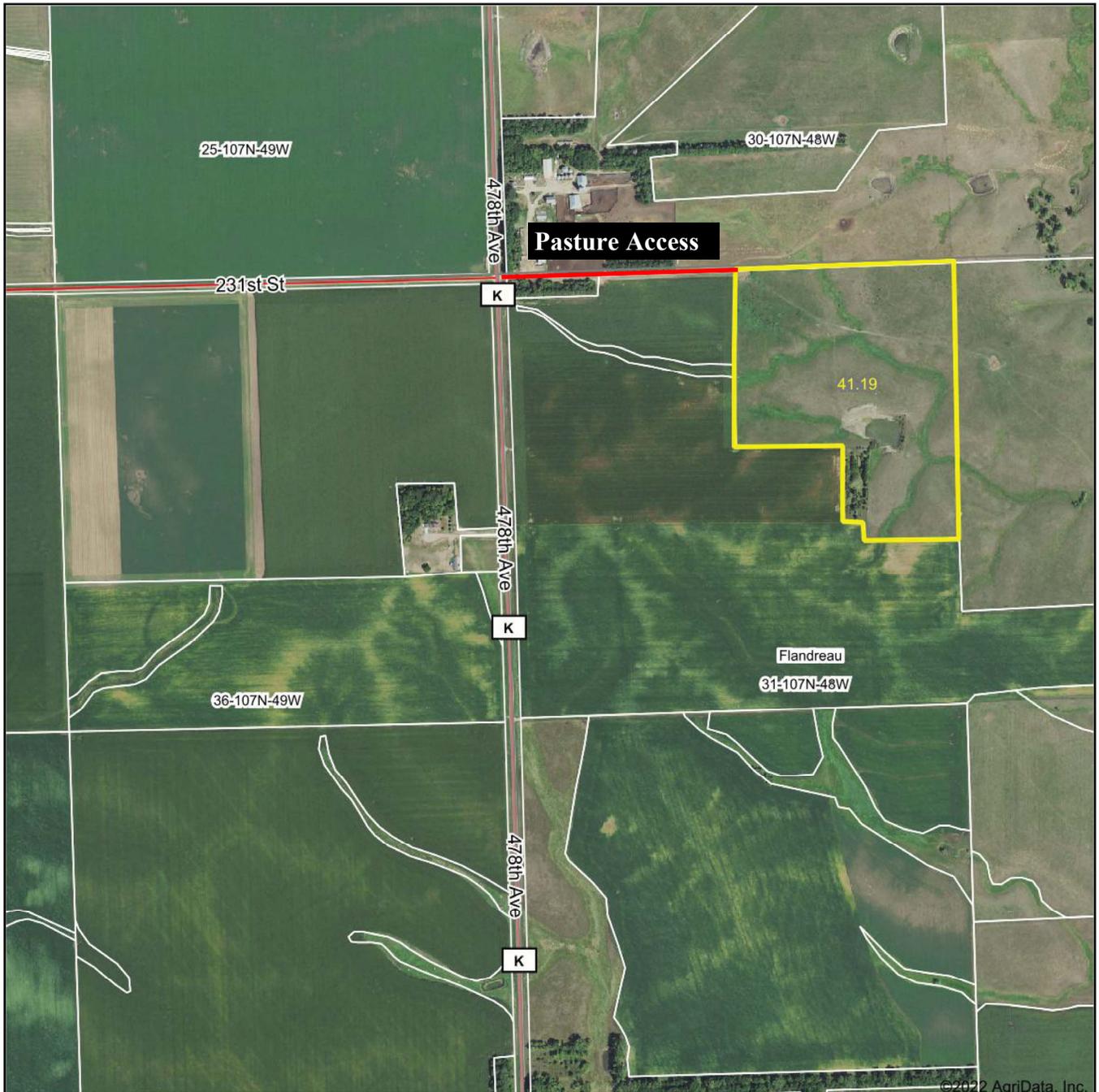
\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



# Pasture Aerial Map

## Aerial Map



**ADVANTAGE**  
*Land Co.*

Maps Provided By:



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Map Center: 44° 1' 55.58, -96° 38' 51.27

0ft 927ft 1855ft

**31-107N-48W**  
**Moody County**  
**South Dakota**



9/9/2022

Field borders provided by Farm Service Agency as of 5/21/2008.

## Sealed Bid Offer Form

*Please Attach a Lender Letter Credit of Approval*

**Deadline: 12:00 PM (CST) on Friday, October 21st, 2022**

### 2 Year Lease Opportunity

Payment Due Date: March 1st, 2023

**Crop Amount of Offer: \$ \_\_\_\_\_ x 266.31 Acres Total \$ \_\_\_\_\_**

Payment Due Date: March 1st, 2024

**Crop Amount of Offer: \$ \_\_\_\_\_ x 266.31 Acres Total \$ \_\_\_\_\_**

Payment Due Date: March 1st, 2023

**Pasture Amount of Offer: \$ \_\_\_\_\_ x 41.19 Acres Total \$ \_\_\_\_\_**

Payment Due Date: March 1st, 2024

**Pasture Amount of Offer: \$ \_\_\_\_\_ x 41.19 Acres Total \$ \_\_\_\_\_**

Name & Title: \_\_\_\_\_

Bidder is: ( ) Individual ( ) Partnership ( ) Trustee ( ) Corporation

Street Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Return this form to **Advantage Land Company** by email or mail.



**SOUTH DAKOTA & MINNESOTA  
LAND BROKERS**

**605.692.2525**

**CALL TODAY!**

Thank you for your interest!



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